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July 28, 2021
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Re: The Cooper Health System
Proposed Parking Lot Expansion
Preliminary and Final Site Plan (Supersedes May 19, 2021 Letter)
1210 Brace Road (NJSH Route 41)
Block 404.43, Lot 15
Application #21-P-0013

Cherry Hill Planning Board
Township of Cherry Hill
820 Mercer Street
Cherry Hill, NJ 08034-0358

Dear Board Members:

Our office is in receipt of the application for Preliminary and Final Site Plan for the above referenced 2.54 acre site. The site is currently occupied by Cooper Health Systems and the applicant is seeking approval for site improvements, an parking lot layout and circulation changes, ADA improvements and stormwater improvements. With the proposed improvements, there will be an increase in parking spaces from 106 to 112 spaces for a net gain of six (6) spaces for the overall site, including nine (9) ADA spaces. An 8-foot high vinyl fence is proposed along the rear property line. The applicant is also proposing to change the one-way drive circulation patterns to two-way full access driveways, with the appropriate on-site circulation changes. Cleanup of the existing stormwater management facilities and other upgrades around the site are proposed. The site is located in the Office (O-1) Zone and has driveway access from Brace Road (NJ State Highway 41).

The following information has been submitted in support of this application, as prepared by T & M Associates, unless otherwise noted:

1. Land Use Development Application
2. Cover Letter from Kevin Sheehan, Esquire, dated March 23, 2021.
3. Existing Conditions, Outbound & Topographic Survey, 1 Sheet, dated March 8, 2021.
4. Preliminary and Final Major Site Plan, 10 Sheets, revised to July 21, 2021.
5. Operations Report.
6. Waiver justification for Traffic Assessment, dated March 12, 2021.
7. Architectural Plans, 2 Sheets, prepared by Spiegle, dated February 26, 2021.
8. Stormwater Management Report, dated March 2021, revised to June 2021.
9. Operations & Maintenance Manual, dated March 2021.
10. Site Photos.
11. Response Letter, prepared by T & M Associates, dated June 11, 2021.
12. Truck Turning Exhibit, 1 Sheet, prepared by T & M Associates, dated June 2021.

Checklist and Completeness

We defer to the most current Department of Community Development Review letter for completeness and submission waivers.

Zoning Requirements – Office (O-1) Zone

1. Bulk Requirements: Office (O-1) Zone. The proposed use is a permitted use in the O-1 Zone. We defer to the Department of Community Development's review letter for the Zoning requirements of the site.

2. Parking Calculations: Medical Office: 1 space per 200 square feet of Gross Floor Area plus 2 spaces per 1 doctor. The plans indicate a square footage of 20,164 square feet, which the response letter of June 11, 2021 confirms is the accurate square footage. Medical office parking calculations require the use of gross leasable area. The plan indicates a total of 5 doctors. Therefore, a total of 111 spaces are required. The applicant's plan indicates 113 spaces, however, our office counted 112 spaces. The number of parking spaces should be confirmed.

Design Waivers

The site is currently developed and there are several design waivers in terms of strict adherence to the current ordinance. The following design waivers should be addressed as part of this application:

1. From Ordinance Section 508-(F-H). from strict adherence to the landscape and buffer requirements of the ordinance. This includes the quantity, type, density, etc for buffer areas, street trees and islands. The site is currently developed and the perimeter areas are established. Our office would like the opportunity to work with the applicant to provide any additional infill plantings and make modifications to the proposed landscape plan to diversify the plantings and incorporate species from the original approvals. This is both a new design waiver and an existing condition, as the buffers will remain the same as they are stabilized and mature, but supplemental landscaping can be added on the interior of the site.
2. From Ordinance Section 509-E.3. for exceeding the minimum horizontal illumination of 0.25 footcandles at the property lines. There is existing spillover around the property lines of the site in various areas. The existing buffer is proposed to remain. Shields are proposed.
3. From Ordinance Section 510-B.1. from providing the required loading spaces and a designated loading area.
4. From Ordinance Section 511-G.1. to permit a 16.74 foot one-way drive aisle at the rear of the site, where there is proposed parallel and angled parking. The zoning chart indicates the angled parking is 60-degrees which would require an 18-foot drive aisle. The applicant's professional should address this design waiver and its impact of maneuvering into and out of the parking spaces. This is a new design waiver, created by the site improvements.
5. From Ordinance Section 508-G.10 from providing a planting island per every 20 spaces. This is an existing, non-conforming condition.
6. From Ordinance Section 511-L.3. to permit two-way drive aisles adjacent to parking which vary from 22.9 to 24 feet, where 24-feet is required. This is both an existing condition and proposed design waiver depending on the location of the site. The parking spaces are 20-feet long, where the minimum is 18-feet. The applicant's professional should address the functionality of these drive aisles.
7. From Ordinance Section 511-N.1. from providing bicycle racks.
8. From 511.M. to permit a fenced trash enclosure in lieu of a masonry enclosure.
9. From Ordinance Section 511-Q.2. to permit a maximum of two (2) stand-alone parking spaces, where no less than three (3) is permitted. This is an existing, non-conforming condition and we take no issue with this.
10. Other design waivers may be required once further dimensions for drive aisles and parking spaces are provided.

General Comments

1. Testimony should be provided as to the operation of the parking lot, hours of use, types of vehicles, etc.
2. We defer to the Department of Community Development for review of all site identification signage.
3. We defer to the Department of Code Enforcement for review of the ADA facilities.

4. It appears as though the end space on the rear of the building may not be 9-feet in width. The engineer should verify this and possibly shift the spaces slightly to provide the requisite width.

Grading/Stormwater Comments

1. The proposed impervious area increase is less than 0.25 acres and the overall disturbance is less than 1 acre. Therefore the site is not considered a 'major development' as defined by the NJDEP Stormwater rules. Since it is not deemed a 'major development', it is exempt from meeting the stormwater quantity, quality and groundwater recharge requirements. Existing and Proposed drainage patterns appear to be generally the same. The plans indicate that the existing stormwater facilities will be cleaned and restored.

Traffic / Parking and Trip Generation Comments

1. The applicant has requested a waiver for a Traffic Assessment. The building square footage and use are not changing. The applicant is making improvements to parking and site circulation. Further, the site access points are on NJ State Highway Route 41 (Brace Road), which is not under the jurisdiction of the Township. The applicant will be required to seek approval from the NJDOT for the change in driveway directional flow. We take no issue with the waiver request.

Administrative

1. The design engineer shall provide a certification that the basins are operating as intended as a condition of approval prior to final release of the Performance Bond.
2. An estimate for all on/off site improvements should be prepared and submitted to the Department of Community Development upon final stamped approval of the plans.
3. A Night Light Function test should be completed on the site prior to the issuance of Certificate of Occupancy. Any changes required will be made at the owner's expense.
4. Prior to construction start, Ordinance requirements regarding review escrow, inspection escrows, pre-construction meeting, etc. must be met.

Permits and Approvals

The following permits and approvals are required prior to the final signed approval by the Township:

- a. New Jersey Department of Transportation
- b. Camden County Planning Board
- c. Camden County Soil Conservation Service
- d. Cherry Hill Township Fire Marshal
- e. Cherry Hill Police Department
- f. Cherry Hill Department of Code Enforcement
- g. Cherry Hill Department of Engineering & Public Works
- h. All others as necessary

Should you have any questions, please feel free to call or email me at sarcari@erinj.com.

Sincerely,



Stacey Arcari, PE, PP, CME, PTOE

SEA/sea

cc: Steve Musilli, Department of Public Works (via email)
Kevin Sheehan, Esquire (via email)
Kyle Humphries, PE (via email)
James Burns, Esquire (via email)